

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 24th day of June 2013, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the Commission Chambers on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig	Y	43	29
Dean Bedwell	Y	110	104
Judy Day, Chairman	Y	113	94
Casey Webb, Vice-Chairman	N	43	35
Mike Good	N	25	18
Anthony Ledwig	Y	25	21
Howard Smith	Y	148	129

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Rebecca Woods, Planner I Jan Sanders, Admin Tech

Chairman Day opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Cris Valverde, Senior Planner, read the staff reports and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the June 10, 2013 meeting

A motion to approve the minutes of the June 10, 2013 meeting was made by Commissioner Bedwell, seconded by Commissioner Smith, and carried unanimously.

ITEM 2: A-13-02 Annexation of 340± acres of land in Section 65, Block 9, BS&F Survey, Randall County, Texas (Vicinity: Arden Rd. & Soncy Rd/Loop 335)
APPLICANTS: Perry Williams and the City of Amarillo

Mr. Valverde informed the Commissioners the applicant is requesting annexation in order to utilize the City of Amarillo’s municipal services. The first phase of development, of the Arden Hills Subdivision, will consist of an apartment complex at the NE corner of the section, followed by residential and commercial development. Mr. Valverde stated the City finds no issues with providing required services to the area upon annexation, and recommends continuation of the annexation process.

A motion to proceed with the formal process of A-13-02 was made by Commissioner Craig, seconded by Commissioner Ledwig and carried unanimously.

ITEM 3: P-13-38 Denver Heights Unit No. 2, an addition to the City of Amarillo, being a replat of Lot 1, Block 6, Denver Heights Addition and a triangular portion of 3rd Avenue, in Section 138, Block 2, AB&M Survey, Potter County, Texas. (0.20 acres)(Vicinity: SE 3rd Ave. & Birmingham St.)
DEVELOPER(S): Cesar and Esmeralda Nevarez
SURVEYOR: David Miller

Chairman Day stated that the plat was signed by the Deputy City Manager on June 24, 2013.

ITEM 4: P-13-39 Tascosa Estates Unit No. 13, an addition to the City of Amarillo, being a replat of a portion of Area "B" Amended Tascosa Estates Unit No. 1, situated within Section 11, Block 9, BS&F Survey, Potter County, Texas. (0.96 acres)(Vicinity: Trevino Ave. & Fairway Dr.)
DEVELOPER(S): Peter Bowes
SURVEYOR: Richard Johnson

Mr. Valverde stated the plat was not ready due to the property needing to be rezoned and other minor requirements not met, and could be resubmitted at a later date at no charge.

Chairman Day asked if anyone present wished to speak against the plat request. Pat Chandler, #3 Player Pl., Cynthia Raehl, #4 Player Pl., and Dan Radisewitz, #1 Snead Ln., stated concerns that subdividing the tract into 2 separate lots could possibly affect their property values by building 2 smaller homes compared to other residences, and creating traffic safety issues.

Chairman Day asked if anyone present wished to speak in favor of the plat request. Jessie Arredondo, representing the applicant, spoke addressing the concerns of the neighbors. Mr. Arredondo stated each lot will be large enough to have an approximate buildable area of either 7,000 or 10,000 sq ft. Mr. Arredondo stated he would like to set up a meeting with the residents to further explain the plans of the proposed project and answer any additional questions and address any additional concerns. Peter Bowes, Director of Development with La Paloma, reiterated Mr. Arredondo's statement of meeting with the residents to discuss future plans for the tract of land.

Chairman Day and the Commissioners encouraged the applicant and adjacent property owners to meet and address these concerns prior to the next Planning & Zoning meeting.

A motion to deny P-13-39 was made by Commissioner Smith, seconded by Commissioner Ledwig and carried unanimously.

ITEM 5: P-13-40 W.E. Juett Addition Unit No. 2, an addition to the City of Amarillo, being an unplatted tract of land in Section 75, Block 2, AB&M Survey, Potter County, Texas. (6.31 acres)(Vicinity: Lakeside Dr/Loop 335 & I-40)
DEVELOPER(S): Jane Juett
SURVEYOR: Richard Johnson

Mr. Valverde stated the plat was not ready and could be resubmitted at a later date at no charge. A motion to deny P-13-40 was made by Commissioner Smith, seconded by Commissioner Bedwell and carried unanimously.

CARRY OVERS:

ITEMS 6-8: P-13-35 Blair Addition Unit No. 1, P-13-36 Forest Hill Place Unit No. 6, P-13-37 Alta Vista Estates Unit No. 2.

No action was taken on these plats.

PENDING ITEMS:

ITEMS 9-23: P-08-10 The Woodlands of Amarillo Unit No. 14, P-10-19 Dixon Acres Unit No. 5, P-11-31 Sundown Acres Unit No. 6, P-11-54 Tradewind Air Park Unit No. 19, P-12-23 Soncy Estates Unit No. 3, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-05 Beverly Gardens Unit No. 22, P-13-20 The Greenways at Hillside Unit No. 28, P-13-24 City View Estates Unit No. 13, P-13-25 City View Estates Unit No. 14, P-13-27 Avonbell Addition Unit No. 3, P-13-30 The Park Unit No. 7, P-13-31 Lakeside Estates Unit No. 6, P-13-32 University Heights Unit No. 7.

No action was taken on these plats.

ITEM 24: P-13-33 Wolflin Estates Unit No. 9, an addition to the City of Amarillo being a replat of Lot 2 and a portion of Lot 3, Block 40, Wolflin Estates, out of Section 186, Block 2, AB&M Survey Randall County, Texas (Vicinity: Lipscomb St. & SW 34th Ave.)
DEVELOPER: Joyce K. Attebury
SURVEYOR: Daryl Furman

A motion to approve P-13-33 was made by Commissioner Bedwell, seconded by Commissioner Smith and carried unanimously.

ITEM 25: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 26: Discuss Items for Future Agendas.

No further comments were made and meeting adjourned at 3:20 p.m.

Kelley Shaw, Secretary
Planning & Zoning Commission